

# Particulars

Commercial Property Surveyors

**db** real estate

dbre.co.uk

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4 Priory Court, Tuscam Way, Camberley, Surrey GU15 3YX

**GREAT QUALITY,  
INDUSTRIAL/WAREHOUSE, OFFICE  
AND BUSINESS USE (CLASS E) UNIT**

**TO LET / FOR SALE**

**1,435 sq ft (133.3 sq m)**



## **UNIT 11 WELLINGTON BUSINESS PARK, DUKES RIDE, CROWTHORNE, BERKSHIRE, RG45 6LS**

- Refurbished Throughout
- Air Conditioning
- Available Now
- 2/3 Parking Spaces
- No VAT On Rent/Price
- To Let On A New Lease OR
- For Sale Freehold
- Popular Business Park
- Separate Loading Door
- EPC Rating – 51 'C'

## LOCATION

Wellington Business Park is a popular business park located off Duke's Ride in Crowthorne, close to the roundabout with the A321 and the Lower Wokingham Road/Sandhurst Road. The park is next to Crowthorne Railway Station (on the Reading to Guildford line) which provides direct services to not only Reading and Guildford but also Gatwick Airport. Local shopping facilities, a cafe, a dry cleaners and a chemist are also close by. Crowthorne is located 2 miles from Sandhurst, 4 miles from Wokingham and Bracknell, 5 miles from Camberley and just 13 miles from Reading.

## DESCRIPTION

Unit 11 Wellington Business Park is a modern industrial/warehouse/business unit on ground and first floors which has been refurbished/decorated throughout and provides ground floor production/warehouse space and a first floor office area. The clear height beneath the office area is 2.52m (8 feet 4 inches). There are two separate W.C's provided (one being disabled compliant), LED lighting throughout and wall mounted air conditioning units on both the ground and first floors.

Car parking is at the front where 2/3 private spaces are provided and access is also at the front, via either an up and over loading door or a separate double glazed pedestrian entrance. The unit would be suitable for a variety of production, warehousing, office and high tech uses. The EPC is a "C" with a score of 51, with some very minor improvements it should be possible to get this to a "B" (a score of 50 or below).

<b>AREAS</b>	<b>High Tech/Production/Warehouse Area</b>	<b>905 sq ft</b>	<b>84.0 sq m</b>
	<b>First Floor Office Area</b>	<b>530 sq ft</b>	<b>49.3 sq m</b>
	<b>Total Approximate Area</b>	<b>1,435 sq ft</b>	<b>133.3 sq m</b>

The above areas have been calculated on a gross internal basis from measurements taken on-site.

## LEASE/RENT

Unit 11 is offered on a new full repairing and insuring lease for a term to be agreed, direct from the landlord, the lease would be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. Unit 11 is subject to a nominal estate charge at a rent of £24,400 per annum exclusive. **Please note:** we are advised that the property is not elected for VAT and as such VAT is not charged on the rent.

## FOR SALE/PRICE

The owners are willing to sell the freehold at a price of £325,000, again, **Please note:** we are advised that the property is not elected for VAT and as such VAT is not charged on the price.

## BUSINESS RATES

We have been advised that the premises have a current rateable value of £16,250 and the small rate in the £ is 49.9p which equates to a rates payable figure for the year April 25/26 of approx. £8,150.00. The Rateable Value is increasing in April 26 to £18,500 but the small rate in the £ has been reduced to 44.2p resulting in a rates payable figure for the year April 26/27 of approx. £8,177.00.

## POSSESSION AND VIEWING

Unit 11 is available straight away. Please contact us or to make arrangements to have a look at the property.



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07958 651566

### Misrepresentation Clause:

The particulars contained in these details are believed to be correct but cannot be guaranteed. All liability in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted may be subject to VAT in addition.

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## GREAT QUALITY, INDUSTRIAL/WAREHOUSE, OFFICE AND BUSINESS USE (CLASS E) UNIT



**11 WELLINGTON BUSINESS PARK, CROWTHORNE**

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